

091.0

0003

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

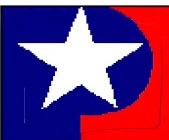
887,700 / 887,700

USE VALUE:

887,700 / 887,700

ASSESSED:

887,700 / 887,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
142		WOODSIDE LN, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BRESCIA MICHAEL F & RUTH A	
Owner 2:	
Owner 3:	

Street 1: 142 WOODSIDE LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BRESCIA RUTH A -	
Owner 2: -	
Street 1: 142 WOODSIDE LANE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1986, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	9480	Sq. Ft.	Site	0	70.	0.745							493,081		493,100

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9480.000	394,600		493,100	887,700		146194
							GIS Ref
							GIS Ref
							Insp Date
							12/13/08

PREVIOUS ASSESSMENT								Parcel ID	091.0-0003-0011.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	394,600	0	9,480.	493,100	887,700		Year end	12/23/2021
2021	101	FV	383,400	0	9,480.	493,100	876,500		Year End Roll	12/10/2020
2020	101	FV	383,400	0	9,480.	493,100	876,500		876,500 Year End Roll	12/18/2019
2019	101	FV	295,800	0	9,480.	500,100	795,900	795,900	Year End Roll	1/3/2019
2018	101	FV	295,800	0	9,480.	373,300	669,100	669,100	Year End Roll	12/20/2017
2017	101	FV	295,800	0	9,480.	338,100	633,900	633,900	Year End Roll	1/3/2017
2016	101	FV	295,800	0	9,480.	324,000	619,800	619,800	Year End	1/4/2016
2015	101	FV	289,100	0	9,480.	274,700	563,800	563,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				7406	
BRESCIA RUTH A,	65519-74	6/11/2015	Convenience			100	No	No							
BRESCIA MICHAEL	27425-186	6/27/1997	Family			1	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/24/2010	218	Re-Roof	5,400					INSTALL NEW SHINGL	12/13/2008	Meas/Inspect	345	PATRIOT			
									3/30/2000	Inspected	276	PATRIOT			
									3/14/2000	Measured	263	PATRIOT			
									8/5/1993		RV				

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 05 - Garrison				Full Bath: 1	Rating: Average			PDAS. OF=BMT SINK.													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1													
Color: BEIGE				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1986	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G12		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	17. %	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 1 - Drywall				Functional:	%	Interior:	1	8	4	M											
Sec Int Wall:		%		Economic:	%	Additions:															
Partition: T - Typical				Special:	%	Kitchen:															
Prim Floors: 3 - Hardwood				Override:	%	Baths:															
Sec Floors: 4 - Carpet	40 %			Total:	17.1 %	Plumbing:															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>									
Subfloor:				Basic \$ / SQ: 140.00		Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:				Size Adj.: 1.18030298																	
Electric: 3 - Typical				Const Adj.: 0.99594003																	
Insulation: 2 - Typical				Adj \$ / SQ: 164.572																	
Int vs Ext: S				Other Features: 97495																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 475957																	
% Com Wal	% Sprinkled			Depreciation: 81389																	
				Deprecated Total: 394568																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 091.0-0003-0011.A										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:											Total Special Features:					Total:				